

Hot Springs Village Townhouse Association
Voting Meeting of the Board of Directors
July 13, 2018

The Board of Directors Voting Meeting was called to order by President Richard Smith. The Pledge of Allegiance was recited. The Opening Prayer was led by Charles Derryberry. Board members present were: Richard Smith, Sandy Smith, Charles Derryberry, Jean Woodworth, Julianne Henderson, O. J. Miles, and Joan Smith. There were 18 audience members in attendance.

Joan Smith made a motion to approve the minutes from the May 1 Working Session, May 11 Voting Meeting and June 21 Special Called Meeting. It was seconded by Sandy Smith and passed unanimously.

Sandy Smith made a motion to purge financial records older than six (6) years with the exception of tax records to be kept for ten (10) years. Julianne Henderson seconded the motion and it passed unanimously. Sandy Smith also relayed that Best Association Management Co. now has all the THA money at Regions Bank as of this date. Owners may call Sandy with questions and may request copies of their court's financials (P & L). Sandy said it took 6 months to finally transition from CSM and is now on the right track.

Richard Smith listed the following in his progress report:

- Trimming trees continues with Castellon finished this week.
- New bridges in Lanza.
- Ordered 200 new garbage cans. They will arrive at the end of the month.
- Several new corral gates in Desoto; all corrals will be re-painted.
- Concrete work on sidewalks and stairs will begin Monday in Desoto and Castellon.
- The Guadalajara bridge will be re-stained.
- Bike rack has been delivered and will be installed in Desoto.
- POA did find a water leak in Balboa Cove and repaired it. However, they also discovered a 4 inch PVC pipe which had duct tape over the end with water seeping from it. They removed the duct tape and water rushed out of it which continued quite a while. Dick Smith asked them to put a 90 degree on it and stub it up so it would be easy to find later.
- The part for the pump control panel in Madrid will arrive on Monday for replacement.

Bob Cunningham, POA Board liaison, reported:

- The POA is tracking close to budget and the State of the Village is good.
- Pickle Ball installation is projected to be finished towards the end of August.
- The POA will let the McAuley Center/Boys & Girls Club tie into the POA sewer system – at the McAuley Center's expense. POA sewer system is operating at only at 50% capacity at this time, so welcomes the extra revenue.
- Entergy needs to re-locate 2 light posts before repairs to the washout out on Barcelona Road can be started; no completion date at this time.
- Still getting more info from the construction company re: the building of the new pool. The pool will be constructed at the sight of the old pool.
- There is a vote coming up on twelve (12) changes in the POA Declarations and changes, also, to the Articles of Incorporation. Mr. Cunningham stressed it is very important for everyone to vote.

Gary Smith, SC&C Chairman, reported Dick Smith has made the job of the SC&C a lot easier by handling some of the different issues that come up. The SC&C went around in the courts and determined there were about 151 new trash containers needed, so 200 were ordered. They will have to be distributed. He complimented the POA on how fast Public Works issues in Balboa Cove and Majorca 2 were responded to and corrected. He has scheduled an SC&C meeting on August 15, 2018 at 9:30 am at the THA community center. The main agenda item will be trash corrals.

Dennis King, Chair of the ARC, reported he will ask the committee members to attend the next POA ACC meeting. At that time, they would like to then confer with the POA ACC to review policy and procedure per the THA and POA.

Jan Peterson, Chair of the Nominating & Election Committee, announced the posting to be put in the Village Voice regarding three (3) Board of Directors positions becoming available for 2019 through 2021. Budget ballots are being returned with a deadline of July 27, 2018 by 9:00 am.

Gary Smith said the collections program is in the best shape it's ever been, in his estimation. Tracking delinquencies of 90 days or under is excellent. The office is getting reliable reports in a timely manner making it possible to notify owners before the 90 days go by. Old arrearages, which will be very hard to collect, are \$50,000 to \$60,000. Arkansas laws make it almost impossible to collect.

Derelict vehicles are described in the THA By-Laws as those that do not have a current license tag, POA sticker and are inoperable. Vehicles that are parked, but not moved for weeks at a time are considered abandoned. The Police Department has verified that the THA can contact the department in these cases. The PD will red tag the vehicle and, if no response, the THA can have it towed. The owner of the Shell Station on Callela has agreed to tow vehicles if requested. If someone claims the vehicle, that person has to pay Shell the towing and storage fees. If no one claims the vehicle in 30 days, the Shell Station can sell it for auction and keep the proceeds.

The agenda was set for the Working Session on Tuesday, September 4, 2018 at 9:30 am here in the THA Community Center. Charles Derryberry made a motion to adjourn. O. J. Miles seconded. It was passed unanimously. The meeting was adjourned at 10:40 am.